

7.6

banksia and arncliffe

Part 7 Special Precincts

7.6 Banksia and Arncliffe

7.6.1 Introduction



Regional Context

Identified as Priority Precincts by the Department of Planning and Environment (DP&E), Arncliffe and Banksia form part of the NSW State Government's A Plan for Growing Sydney.

A Land Use and Infrastructure Strategy for the Bayside West Precinct Area, which includes Arncliffe and Banksia as well as Cooks Cove, has been prepared by the DP&E to guide renewal of these areas. The Strategy outlines the vision for growth in these areas and plans for the infrastructure needs to support this growth. Detailed planning has been undertaken by the DP&E for areas within Arncliffe and Banksia precincts as part of the Priority Precincts program including detailed urban design analysis, economic testing and infrastructure planning.

Together with the Rockdale Town Centre Master Plan, Wolli Creek and Bonar Street Precincts, the Arncliffe and Banksia precincts propose to deliver a vibrant highway corridor with exceptional access to transport, employment, accommodation and housing.

The adapted Structure Plan presented in this section of the DCP draws upon the objectives of the Land Use and Infrastructure Strategy and builds on that detailed urban design analysis undertaken by the DP&E for the Arncliffe and Banksia priority precincts. The Structure Plan identifies the potential future character of Arncliffe and Banksia, detailing key development sites and desired future built form outcomes.

Aims and Objectives

The purpose of this section of the DCP is to guide the future development of the precinct by:

- Identifying the vision, development principles, key elements and indicative structure for the future development of the precinct.
- Ensuring the orderly, efficient and environmentally sensitive development of the precinct
- Promoting a high quality urban design outcome.

Relationship to other sections of the DCP

This Section of the DCP provides specific development provisions for the Arncliffe and Banksia Precincts. Development within the Precincts will need to have regard to this Section as well as the other relevant Sections of the Rockdale Development Control Plan 2011 (Rockdale DCP 2011)

Controls within this section of the DCP supersede the 'Development setback' controls in Part 5.3 Mixed Use. All other sections of Part 5.3 Mixed Use still apply. In the event of any inconsistency between this Section and the other Sections of the Rockdale DCP 2011, this Section will prevail to the extent of the inconsistency.

In addition to provisions of this DCP, any development in the Arncliffe and Banksia precinct areas must also be consistent with the Land Use and Infrastructure Strategy for the Bayside West Precinct.

State Environmental Planning Policy No.65 – Design Quality Residential Apartment Development

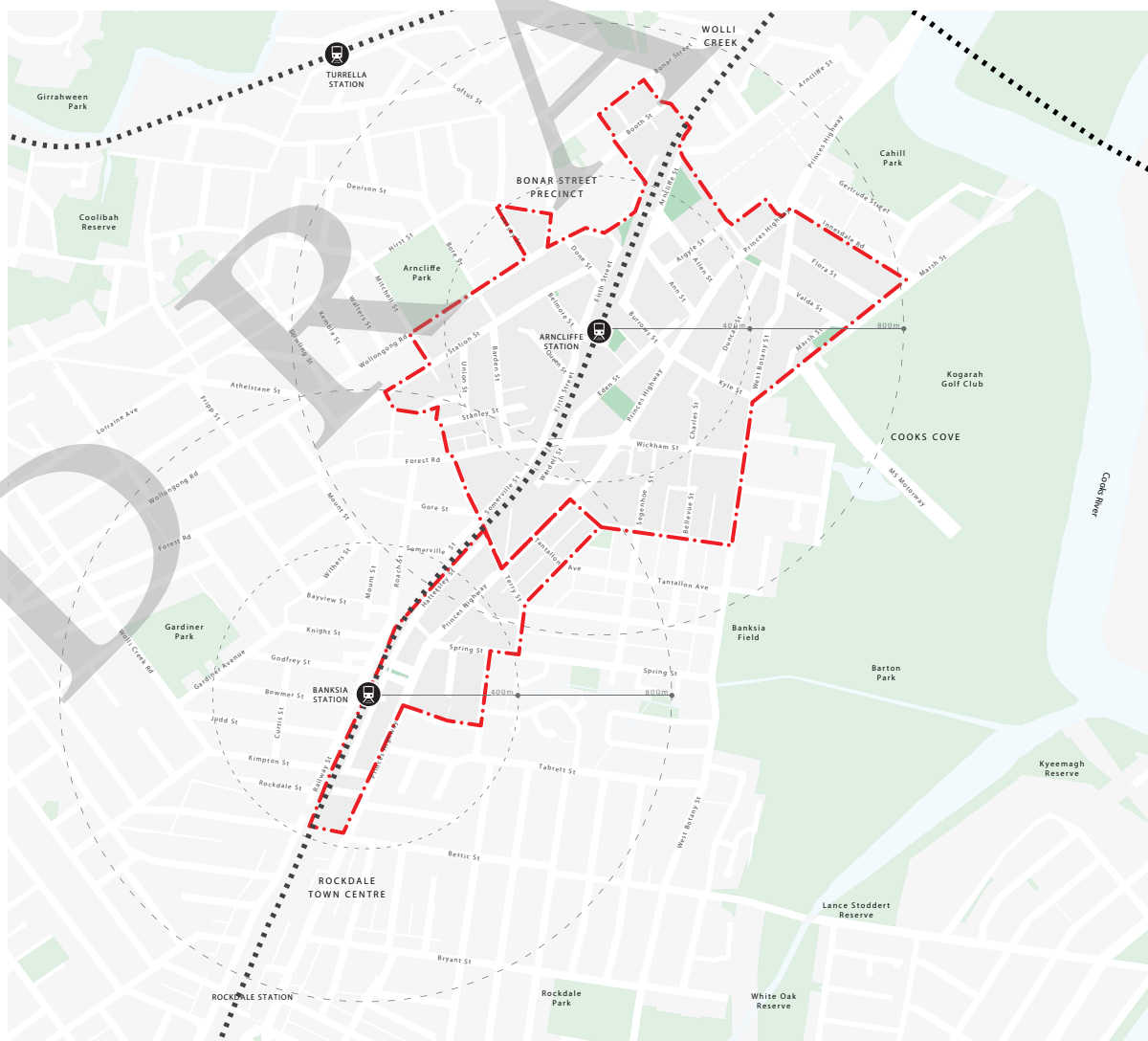
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) applies to residential flat buildings and the residential component of a shop top housing development in the Precincts. Such development is to have regard to the SEPP 65 and Apartment Design Guide in addition to the relevant provisions of this DCP.

Purpose of this DCP

This section of the DCP focuses on ensuring the desired role and character of streets in the precincts is achieved by the activation and engagement with the street and public realm environs. The DCP controls also inform the configuration and uses of buildings, as well as how the form and character of buildings affects the desired feel and experience of the public domain.

Application of this section

This section applies to the area of land identified as the Arncliffe and Banksia Priority Precincts, including any roads and open space within this area. The boundaries of the precincts are identified in the Arncliffe and Banksia Precinct Map.



Arncliffe and Banksia Precinct Map

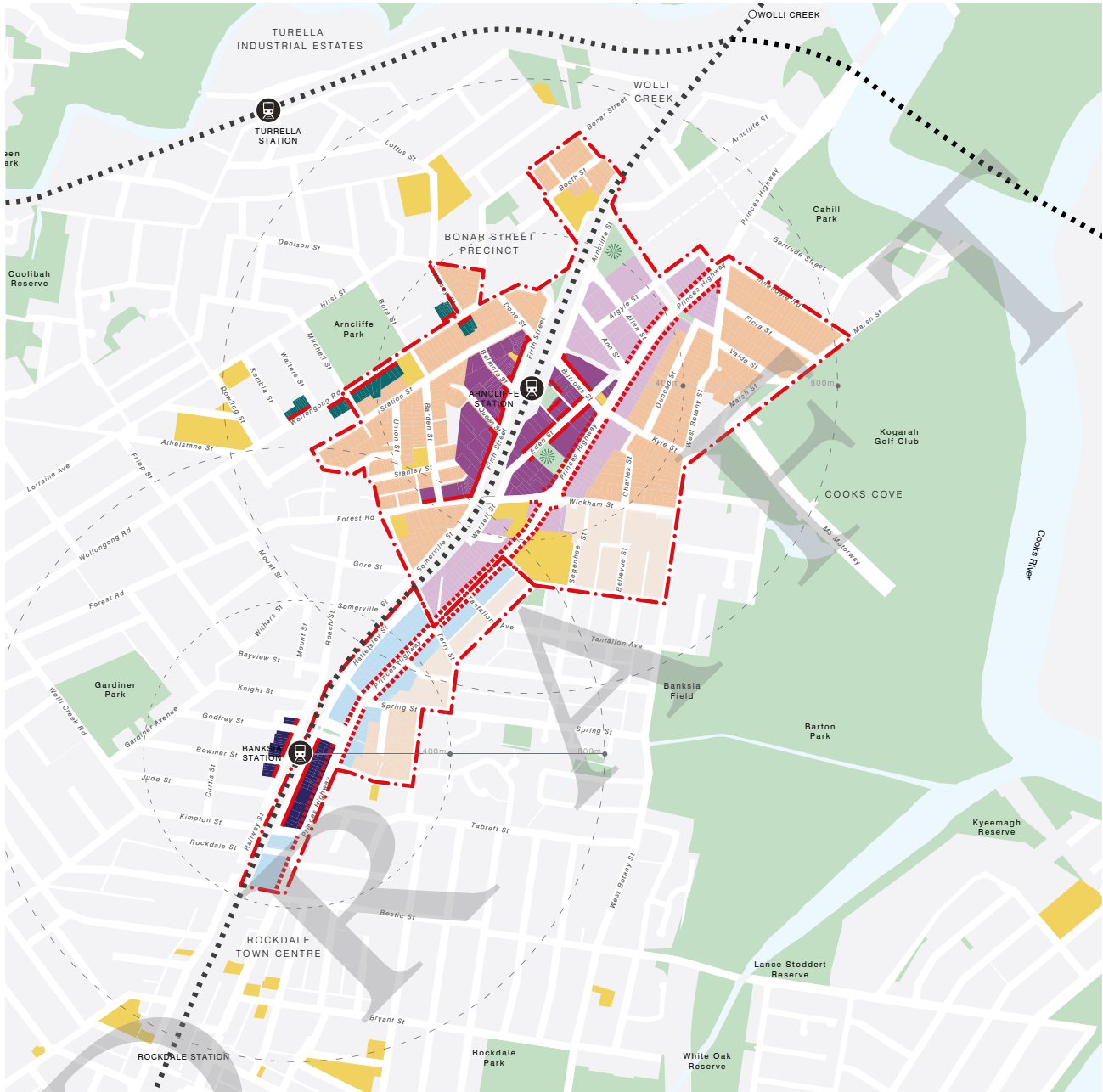
7.6.2 – VISION, PRINCIPLES AND INDICATIVE STRUCTURE

Vision

The vision for the Arncliffe and Banksia precincts is to create “vibrant communities that are great places to meet, work and live.”

Objectives

- A. To create vibrant town centres that provide for the daily needs of the local and wider community
- B. To provide a wide range of opportunities for different types of employment generating activities to meet local and regional needs
- C. To promote the Princes Highway as a key regional employment and economic corridor
- D. To ensure that new residential development provides a high level of amenity by adequately responding to the local and environmental context to ensure a safe, permeable and legible public domain
- E. To promote the development of new buildings that display design excellence through a competitive design process
- F. To provide access to a range of open spaces for all age groups including a community park and central square
- G. To maximise public safety and provide adequate protection of property against flood events
- H. To ensure future development does not increase flood level impacts
- I. Represent “Placemaking” through the activation of space, creation of destination, and identifiable landmarks including mixed use and community facilities
- J. Deliver exceptional environmental performance in new buildings, public and private realm and infrastructure :
 - Foster innovation in sustainable design and construction of new apartment developments;
 - Advocate for increased minimum environmental performance targets in new buildings;
 - Activate upgrades through incentives and support to overcome the challenges to implementation in strata buildings; and
 - Empower communities to engage in sustainable choices and positive resident behavior change.



Use

- Arncliffe centre
- Banksia Centre
- Woolongong Road centre
- Mixed use
- Enterprise corridor
- Existing community uses
- Residential high density
- Residential medium density

Frontages

- Active frontage
- Active frontage - showrooms

General

- Precinct boundary
- Parks
- Proposed new parks
- Waterways

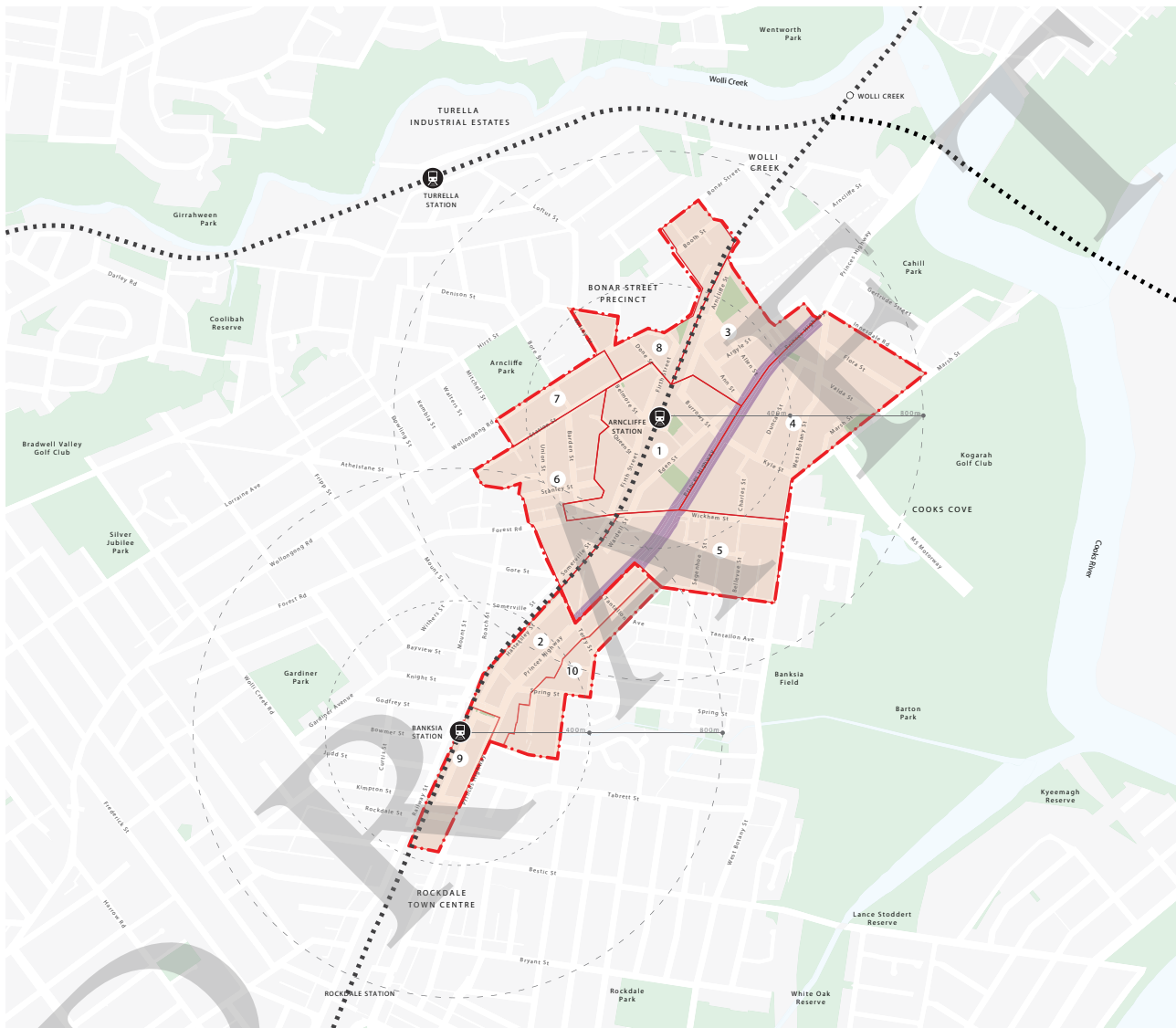
Structure Plan

Part 7 Special Precincts

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7.6.3 Special Character Areas

The Arncliffe and Banksia precincts have been divided into sub-precincts, which detail the future character for each of the sub-precincts. The Special Character Area Map identifies the specific sub-precincts. This section of the DCP is to be read in conjunction with the Arncliffe and Banksia Station Precincts - Urban Design Report (Architectus, 2016).



- ① Arncliffe Town Centre
- ② Princes Highway Banksia
- ③ Allen Street neighbourhood
- ④ Cahill Park neighbourhood
- ⑤ Arncliffe School neighbourhood
- ⑥ Arncliffe heights neighbourhood
- ⑦ Arncliffe Park neighbourhood
- ⑧ Booth Street neighbourhood
- ⑨ Banksia Centre east
- ⑩ Marinea Street neighbourhood
- Princes Highway Arncliffe - special character area

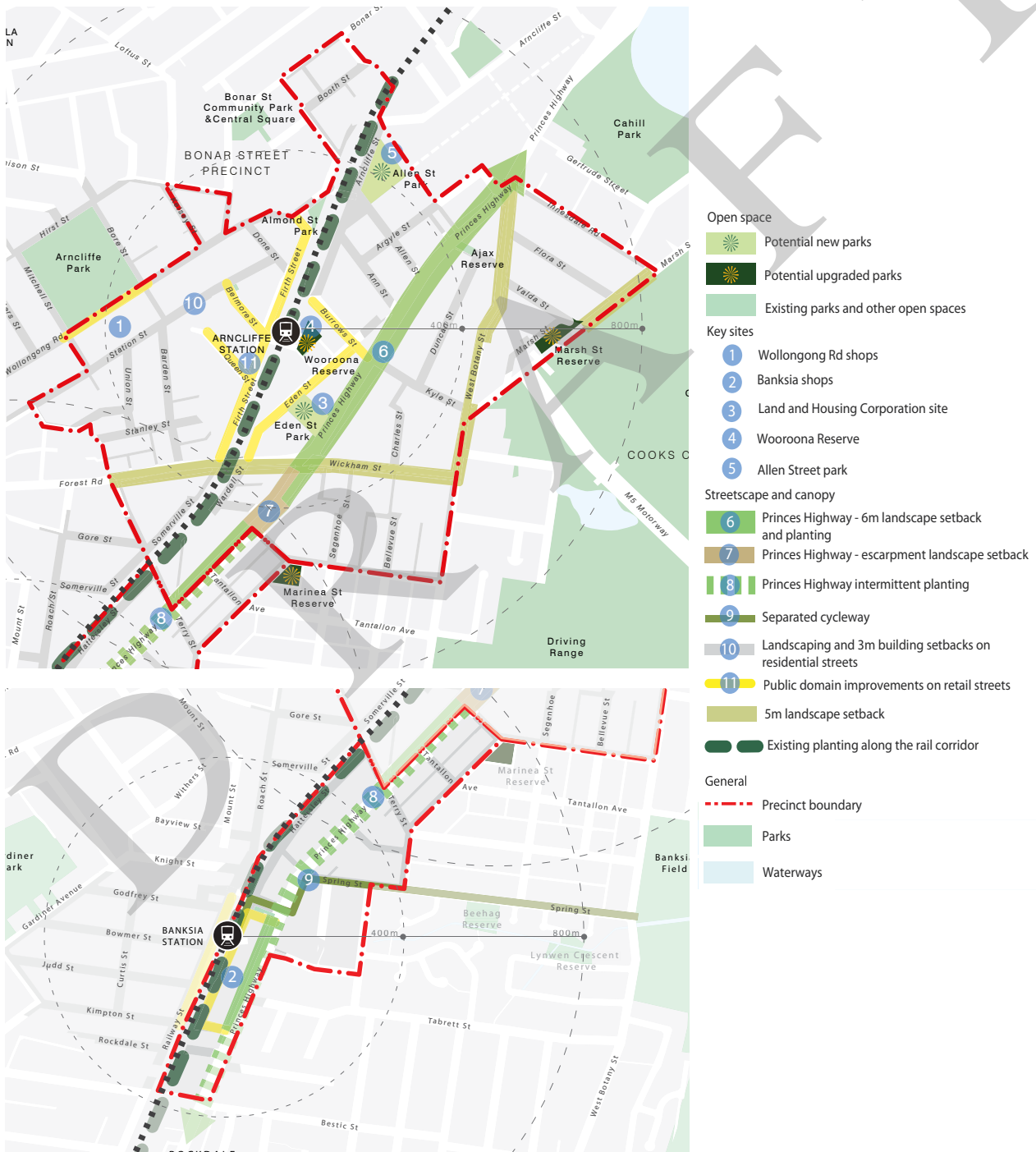
- General
- Precinct boundary
- Railway
- Parks
- Waterways

Special Character Area Plan

7.6.4 PUBLIC DOMAIN

The Public Domain Plan identifies the areas that will see improvements to the public domain through streetscape treatment, upgrades to existing open space, provision of new open space and active frontages in key commercial areas.

It is recommended that proponents liaise with Council during the design phase of the planning process to understand Council's requirement, as in many cases, public domain improvements will be delivered as part of the redevelopment of the site.



Public Domain Plan

Street network and design

Objectives

- A. To strengthen the landscape character and quality of the Precincts through street tree planting
- B. To encourage improvements to the amenity of the Princes Highway Corridor through better landscaping and improved facilities for pedestrians and cyclists
- C. To provide for improved and safer street crossings for pedestrians and cyclists throughout the precincts
- D. To enhance connections to adjacent areas outside the Precincts, including Cooks Cove
- E. To create an attractive and comfortable streetscape for pedestrians and cyclists that comprises consistent and high quality paving, street furniture, street tree plantings, bike stands and bike racks

Controls

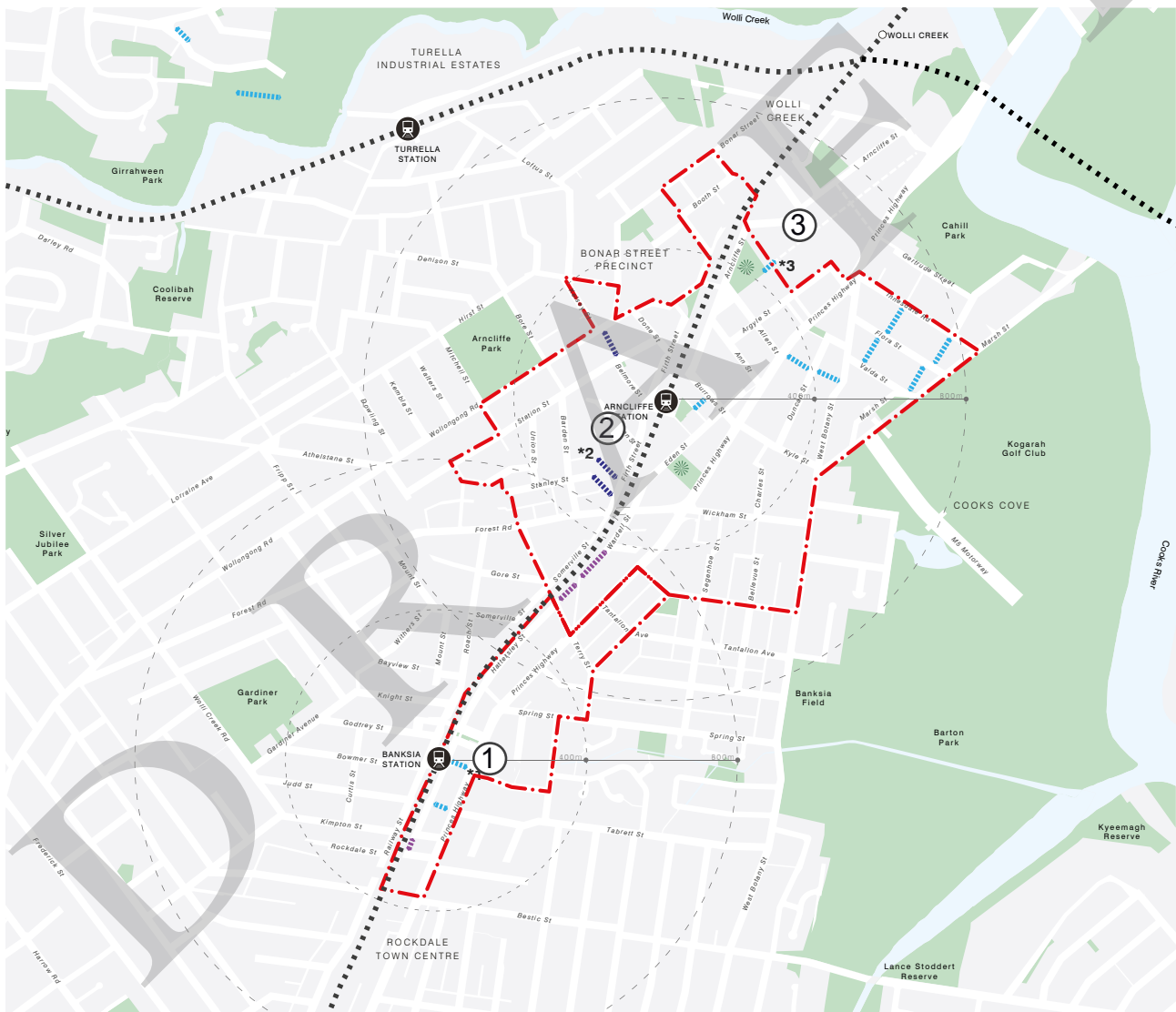
1. The street network is to be generally consistent with the Public Domain Plan.
2. New streets are to be generally consistent with the typical street sections identified in Section 7.6.5 Built Form.
3. Significant individual trees in streets or on sites are to be retained and protected where possible and appropriate.
4. Streets and public spaces are to be defined with trees of appropriate scale and species and designed with reference to relevant Council guidelines.
5. Intersection and crossing design is to favour pedestrian and cyclist convenience and safety.
6. Any proposed cycle links are to be delivered in accordance with best practice standards. Liaison with Council's Transport Planner is recommended during the design phase of the planning process.
7. Provision of end of trip facilities are encouraged in developments close to Banksia and Arncliffe Stations.
8. Footpaths are to be provided as per street sections in Section 7.6.5 Built Form. Pavement width is to allow for comfortable walking, unimpeded by obstacles. The placement of trees, street furniture and signage is to provide for amenity without causing clutter.
9. New streets are to have shared services pits to reduce maintenance costs and reduce conflict with street plantings.
10. Street furniture and lighting is to be provided with reference to the Council's relevant guidelines.

Through site links

The pedestrian permeability of the centres will benefit through the provision of additional pedestrian connections. The Through Site Links Plan identifies the desirable location for pedestrian access through blocks.

Objectives

- To enhance connectivity through the precinct for pedestrians and cyclists as sites redevelop
- To ensure the safety of pedestrians and cyclists



Through site links

- Existing through site links to be widened - see A
- Through site link across site boundary - see A
- Through site link adjacent to railway - see B

General

- - - Precinct boundary
- - - Mid-block footpaths
- ■ ■ ■ Railway

- Parks
- ✱ Proposed new parks
- Waterways

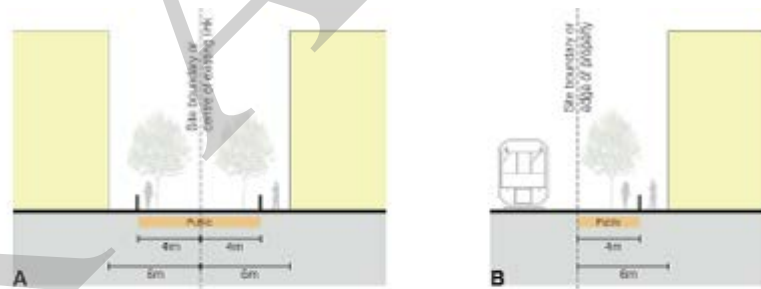
Through Site Links Plan

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Controls

1. Through site links are publicly accessible connections through sites, but not on land dedicated to Council for a public purpose.
2. The through site links are to be maintained by the land owner.
3. Through site pedestrian links should be provided generally in the locations shown on Through Site Links Plan.
4. Where a through site link is provided on site, Council may consider to remove this area from the FSR calculation.
5. Pedestrian through site links can be provided in a number of ways, including arcades and open links between buildings. To ensure that pedestrian mobility and amenity can be effectively coordinated and integrated, it is appropriate that proponents are to liaise with Council prior to proceeding with detailed site planning and design.
6. Open pedestrian links between buildings must have a minimum width of 4.5m and demonstrate compliance with CPTED principles, non-leasable space clear of all obstructions (including columns, stairs and escalators), be a clear and direct throughway for pedestrians:
 - a. where practicable, have access to natural light; and
 - b. where air conditioned, have clear glazed entry doors comprising at least 50% of the entrance.)
7. Have the capacity to provide active frontages on both sides.



Note:

From the site boundary or centre of existing link, each site should provide

- Minimum 6m setback to the building line.
- Minimum 4m of this should be publicly accessible.

Typical Through Site Through Link Cross Section

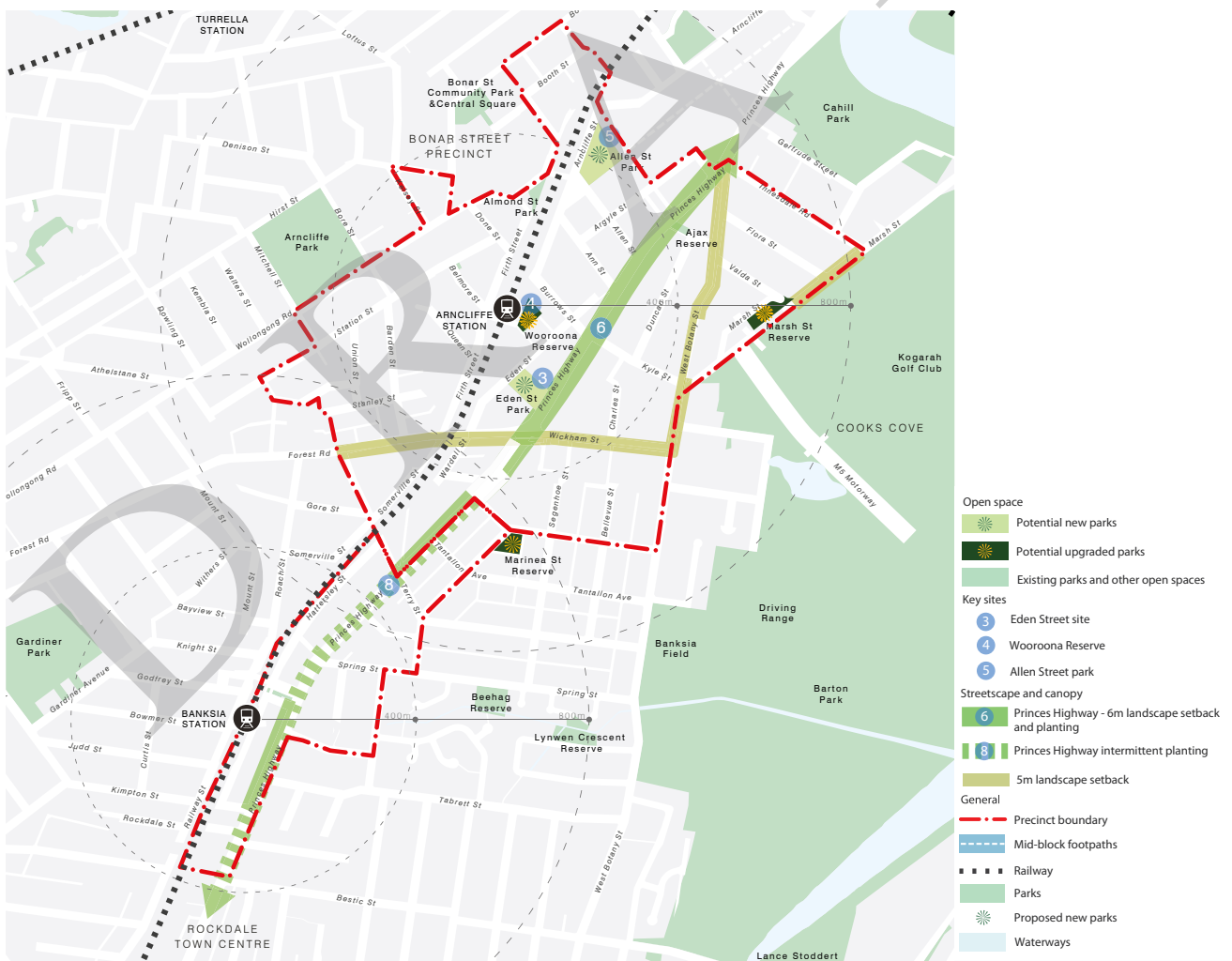
Open space network

Objectives

- A. To provide a range of quality public spaces to support residents, workers and visitors including parks, and plazas for recreation and community gatherings
- B. To improve the amenity, facilities and usage of existing parks and public spaces

Controls

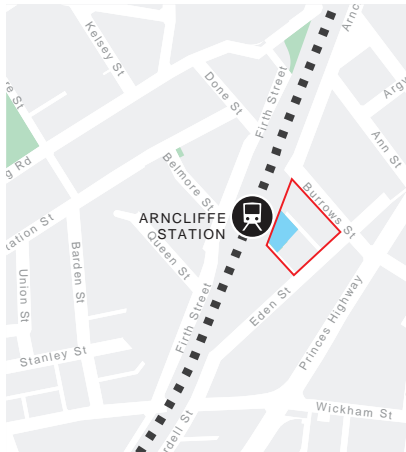
1. Provision of new open space is to be in accordance with the Open Space Network Plan and detailed site controls for the new open space areas.
2. Solar Access to Public Open Space -The configuration of buildings and structures must ensure that no part of any publically or privately accessible: public domain, open space, plaza or park shall receive less than 3 hours of continuous direct sunlight dues to the shadows created and caused by the buildings and structures.



Open Space Network Plan

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Wooroona Reserve

Wooroona Reserve Upgrade

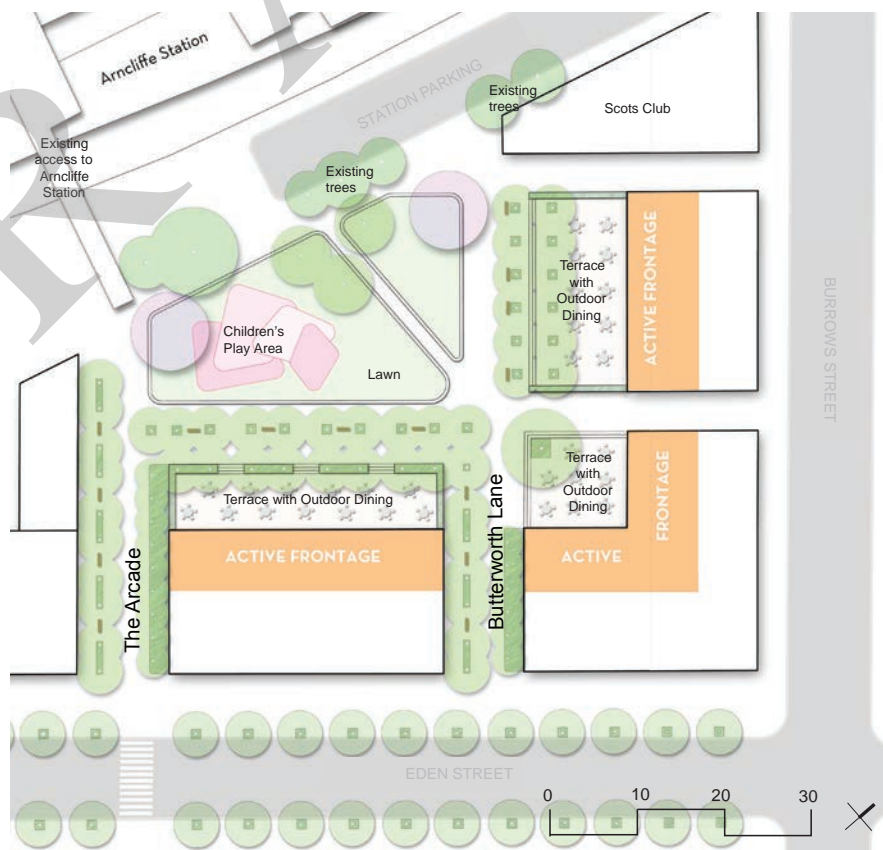
The existing park shall be expanded and upgraded in conjunction with changes to surrounding built form.

Objectives

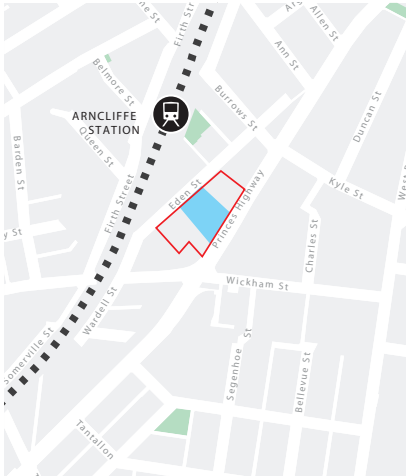
- A. This park is to provide a necessary and valuable open space for the neighbourhood, accommodating areas for gathering, seating, children's play and relaxation
- B. Expansion and upgrading of the existing park should occur as the surrounding area is developed

Controls

1. New developments around Wooroona Reserve shall:
 - a. Ensure that they consider and address requirements for solar access and amenity to public open space
 - b. Incorporate active ground floor frontages to address the park
 - c. Provide passive surveillance over the park by incorporating CPTED principles when designing new buildings
 - d. Provide a 2m setback from The Arcade to allow for new tree planting, new seating, and lighting
 - e. Maintain Butterworth Lane as a pedestrian only through site link
 - f. Retain feature trees and augment with with additional complementary "landmark" character trees



Indicative Concept Plan: Wooroona Reserve



Eden Street Development Site

Eden Street Development Site

The Eden Street Development Site has a total area of 1.3ha with several street frontages, including Eden Street and the Princes Highway. Redevelopment offers an opportunity for a range of uses, including: integrated housing, employment and open space development within close proximity of Arncliffe Railway Station. These attributes offer an opportunity to concentrate development as well as deliver public open space for local residents.

Objectives

- A. Provide the opportunity for a range of uses including integrated housing, employment and open space
- B. Provide a centrally located public open space that caters for the growing population and allows for a variety of activities

Controls

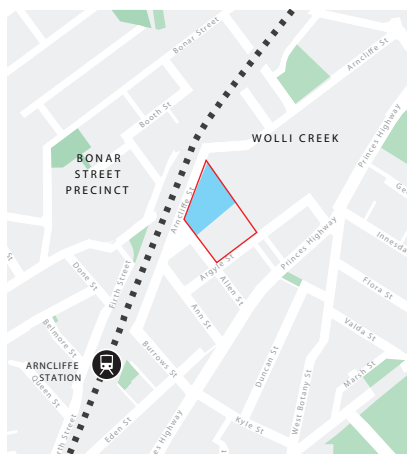
1. Any redevelopment of the site is to include a new consolidated public park space that will deliver the following amenity:
 - a. The park is to have a minimum width of 50m along the Eden Street and Princes Highway frontages and span the entire distance between the two street frontages
 - b. Pathway connections through the park connecting the Princes Highway to Eden Street and Arncliffe Station
 - c. Generous landscape garden interface to the Princes Highway with existing trees, additional tree planting and garden zones. New gardens and planting beds areas including for storm water treatment gardens
 - d. Areas for passive and active recreation activities.
2. New buildings on the site must comply with the following controls:
 - a. Building setbacks and site through links are to be in accordance with the Built Form Principles Plan
 - b. To promote slender buildings, towers exceeding 8 storeys must have a maximum floor plates of 800m² gross floor area.

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Built Form Principles Plan



Allen Street Development site

Allen Street Development Site

The Allen Street Development Site (comprising Lot A DP 101124, Lot 35 DP 739309, Lot 3 DP 13475) is located on the northern edge of the Arncliffe Precinct and adjoins the Wollie Creek precinct to the north. The large parcel is bounded by the Southern and Western Sydney Ocean Outfall Sewer (SWSOOS) to the north, Argyle Street to the east, Allen Street to the south and Arncliffe Street to the west.

The north western half of the site is heavily constrained by stormwater and drainage issues. Two stormwater pipes run under the site and connect to the Bonnie Doon channel. Based on detailed analysis and historical observations, this area is prone to flooding. Developing on this portion of the site would further exacerbate the existing hydrological issues experienced in the area. To deal with these hydrological issues, this portion of the site is to accommodate a new park that has to capacity to effectively serve as a short term stormwater detention basin.

Objectives

- A. Allow for significant development potential has been applied to the south eastern portion of the site.
- B. Allow for the establishment of a new park on the north western half of the site that recognises its importance as a flood mitigation asset and takes into account the needs of the future residents of the area.

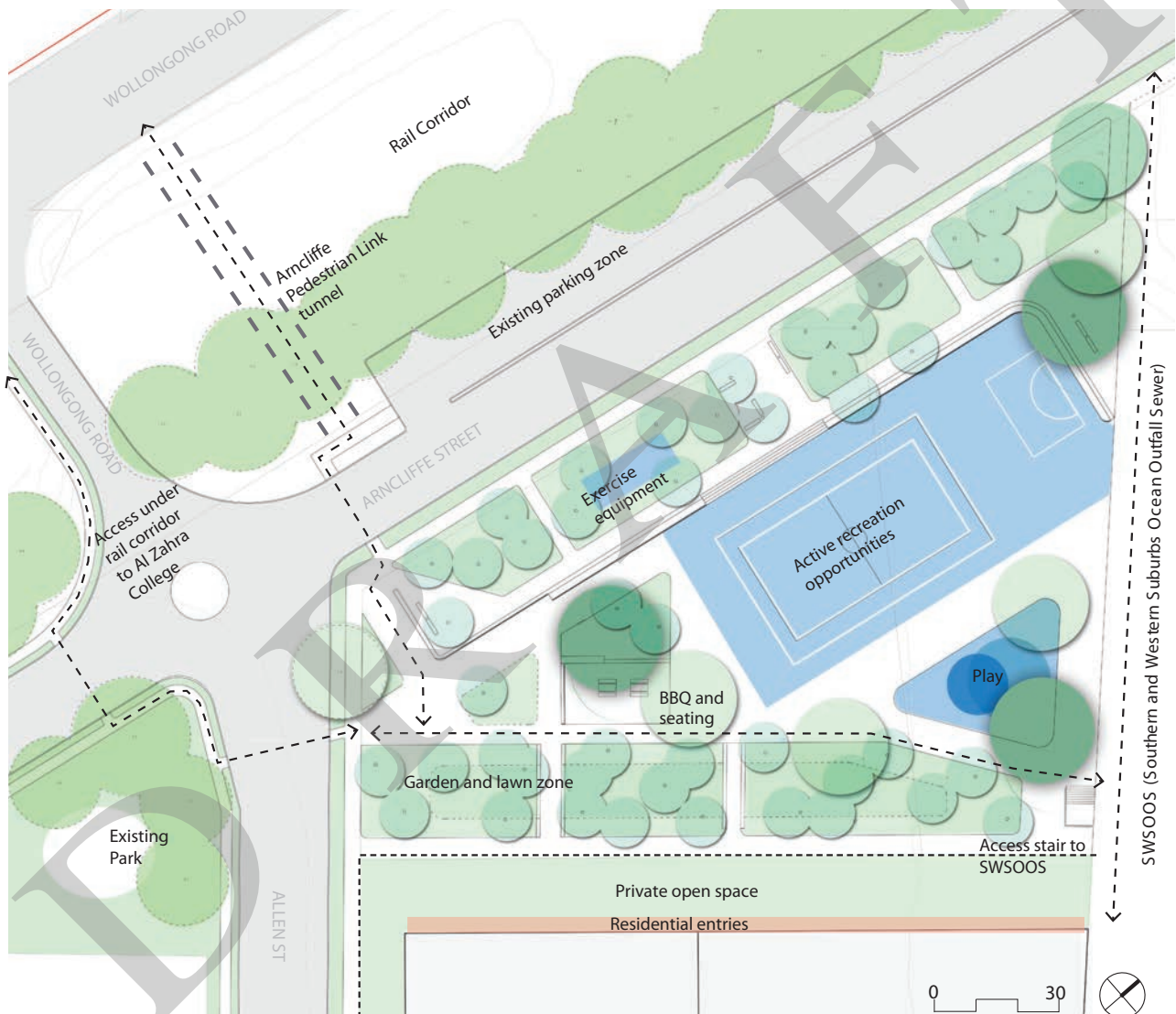
Controls

1. Any redevelopment of the site shall include a new public park, and demonstrate compliance with the following controls:
 - a. The new park is to be located in the area bounded by Allen Street, Arncliffe Street and the SWSOOS
 - b. The new park must demonstrate compliance with the 4.1.3 Water Management of Rockdale DCP2011 (Liaison with Council's Flood Engineer is recommended during the design phase of the planning process)
 - c. The park must have a minimum of 5000m² with the final area to be determined after extensive flood analysis
 - d. Pathway connections should allow for efficient access through the site. This should include access to through the park connecting Allen Street to the SWSOOS
 - e. Provide generous landscape garden interface to the new building to the south west with new tree planting
 - f. Areas for passive and active recreation activities are to be provided.

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2. New buildings on the site must demonstrate compliance with the following controls:
 - a. Building site through links are to be in accordance with the Site Through Links Plan
 - b. The lower 6 storeys are to be setback 6 metres from the Allen Street and Argyle Street frontages. Upper storeys are to be setback in accordance with the Street Wall Height Plan
 - c. A 10m wide pedestrian link is to be provided through the site to link with the Bonnie Doon Channel
 - d. To promote slender buildings, towers exceeding 8 storeys must have a maximum floor plates of 800m² gross floor area.



Indicative Concept Plan: Allen Street New Park

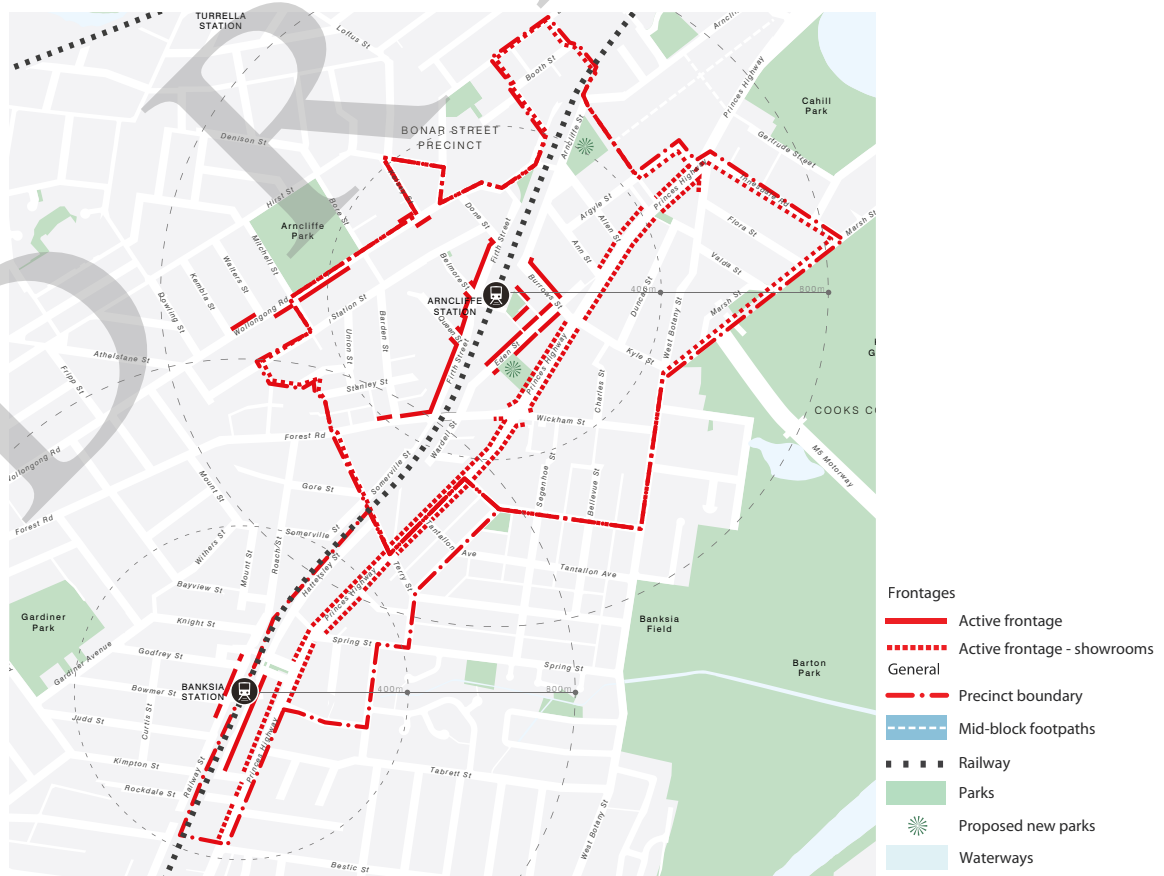
Active street frontages

Objectives

- A. To encourage active street frontages in suitable locations
- B. To provide for active street frontages to promote activity on the street and public domain
- C. To enhance public security and passive surveillance, and improve the amenity to the public domain by encouraging pedestrian activity

Controls

1. New development is to provide an active street front in accordance with the Active Street Frontage Map.
2. New mixed use development north of Forest Road and fronting the Princes Highway is to provide a floor to ceiling height of 7m to accommodate a wide range of retail showroom or commercial uses.
3. New buildings are to demonstrate compliance with the following controls:
 - a. Ground floor frontage to be activated by retail and business premises
 - b. Residential lobbies permitted are off Street frontage
 - c. No ground floor residential is permitted
 - d. No vehicle access permitted unless the development has no other street frontage
 - e. No service access permitted unless the development has no other street frontage.



Active Street Frontages Plan

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7.6.5 BUILT FORM

Ground level setbacks throughout the Arncliffe and Banksia Precincts have been identified to improve pedestrian and resident amenity and deliver a landscaped character.

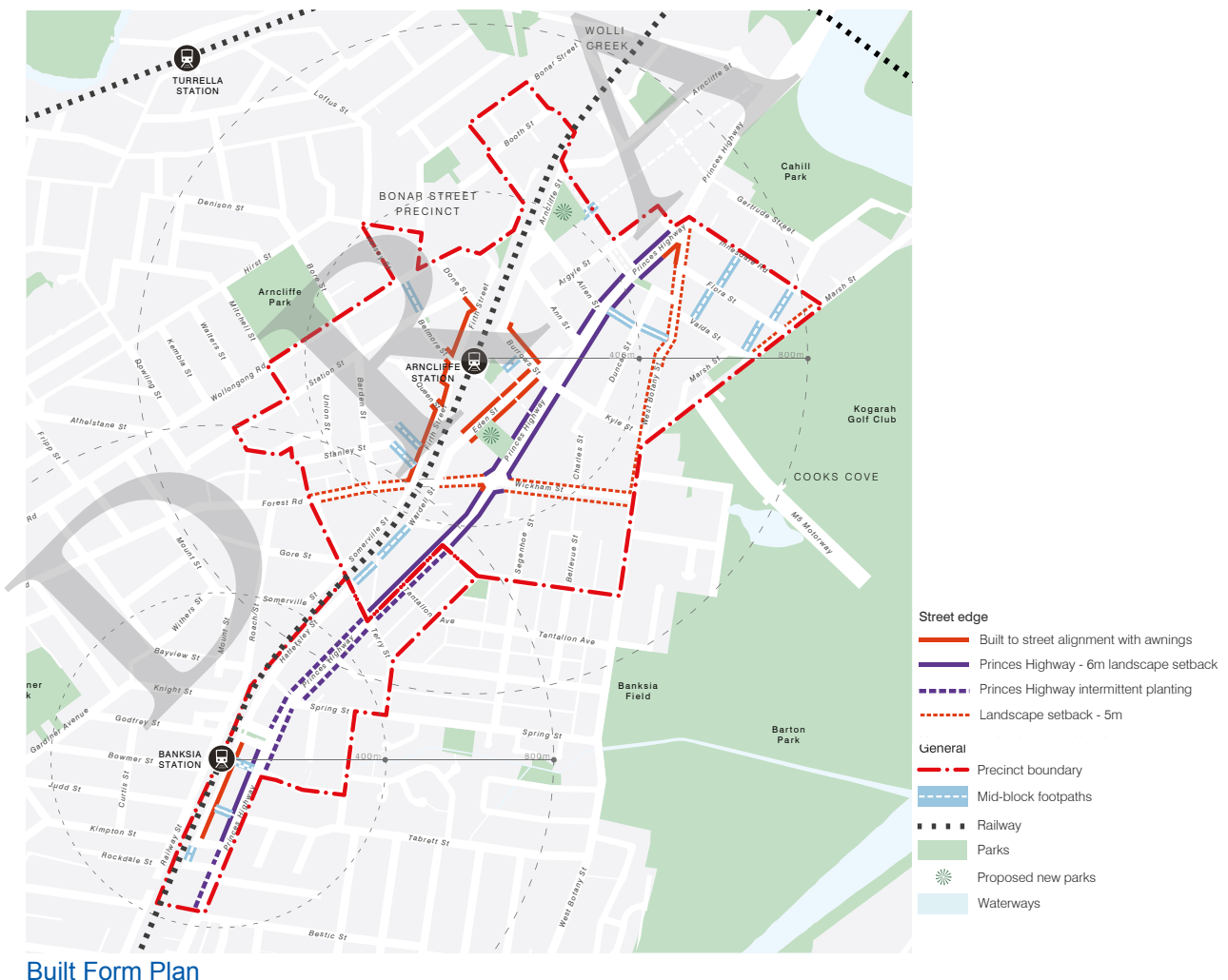
Building set backs

Objectives

- A. To ensure the development creates a positive streetscape and achieves a high quality architectural design that promotes commercial, retail and business activity

Controls

1. New development within the Arncliffe and Banksia Precincts are to be built to the street alignment shown in the Built Form Plan.
2. Where a 6m landscaped setback is required, the setbacks must include significant tree planting, landscaping and a secondary footpath located closer to the shop fronts and away from the traffic.
3. Where a 5m landscaped setback is required, the setback must include 3m landscaping and 2m private courtyards. The landscape zone should include large and medium size tree planting.
4. Street proposed species shall be subject to Council consideration and approval.

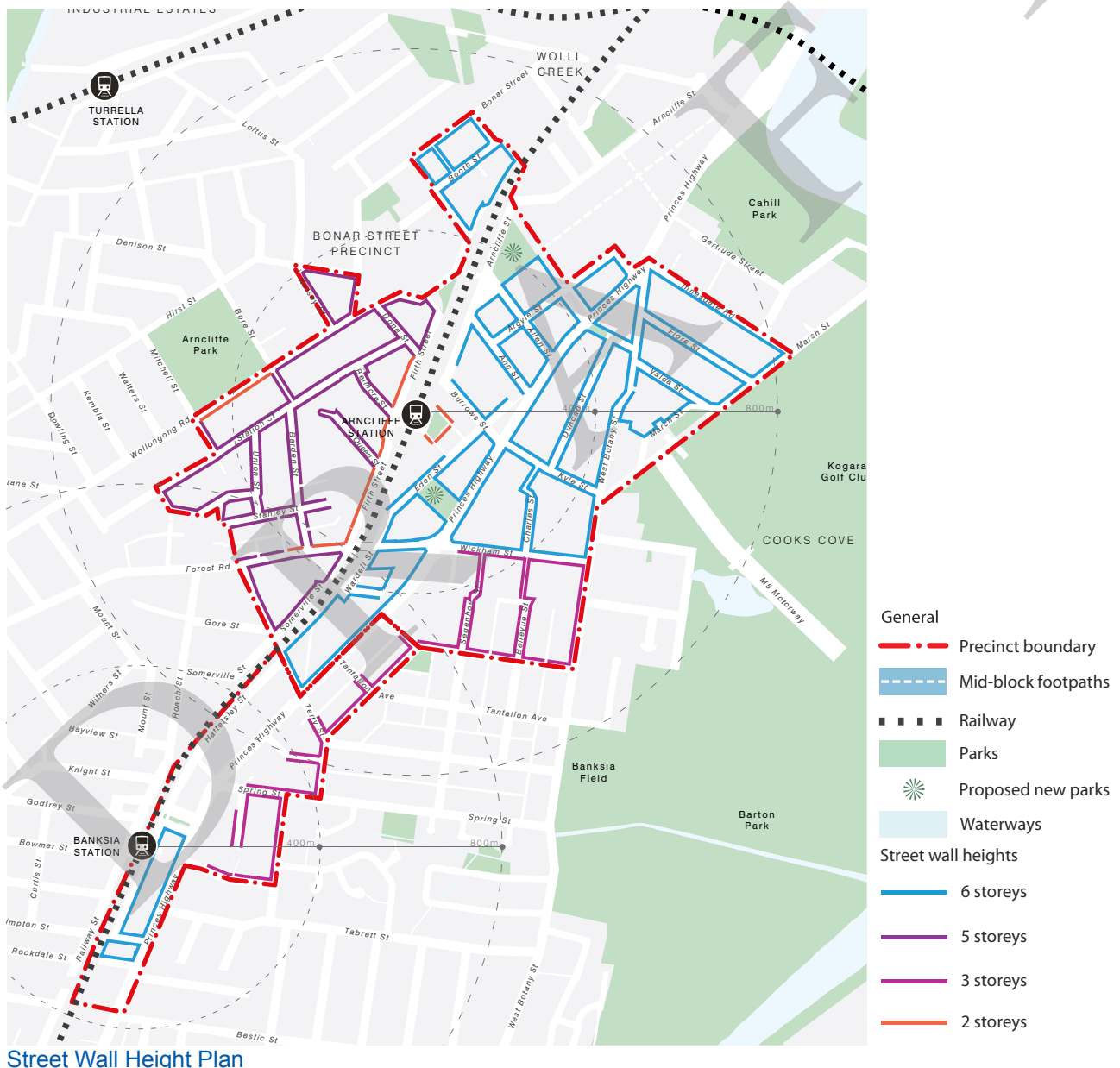


Street Wall heights

Street walls allow a comfortable relationship to the public domain. They also provide an effective way to establish the permissible building envelope, and articulation zone within the building envelope.

Controls

1. New development is to provide a street wall height in accordance with Street Wall Height Plan.
2. Levels above the Street Wall Height are to be set back a minimum of 3m.



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Landscape setbacks

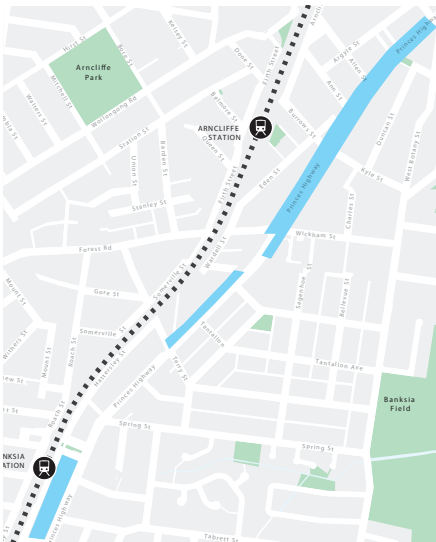
Objectives

- A. To provide strong definition to the public domain and create a consistent and attractive streetscape.
- B. To create a landscaped streetscape that can accommodate large trees.
- C. To reduce the visual bulk of buildings as viewed from the street.

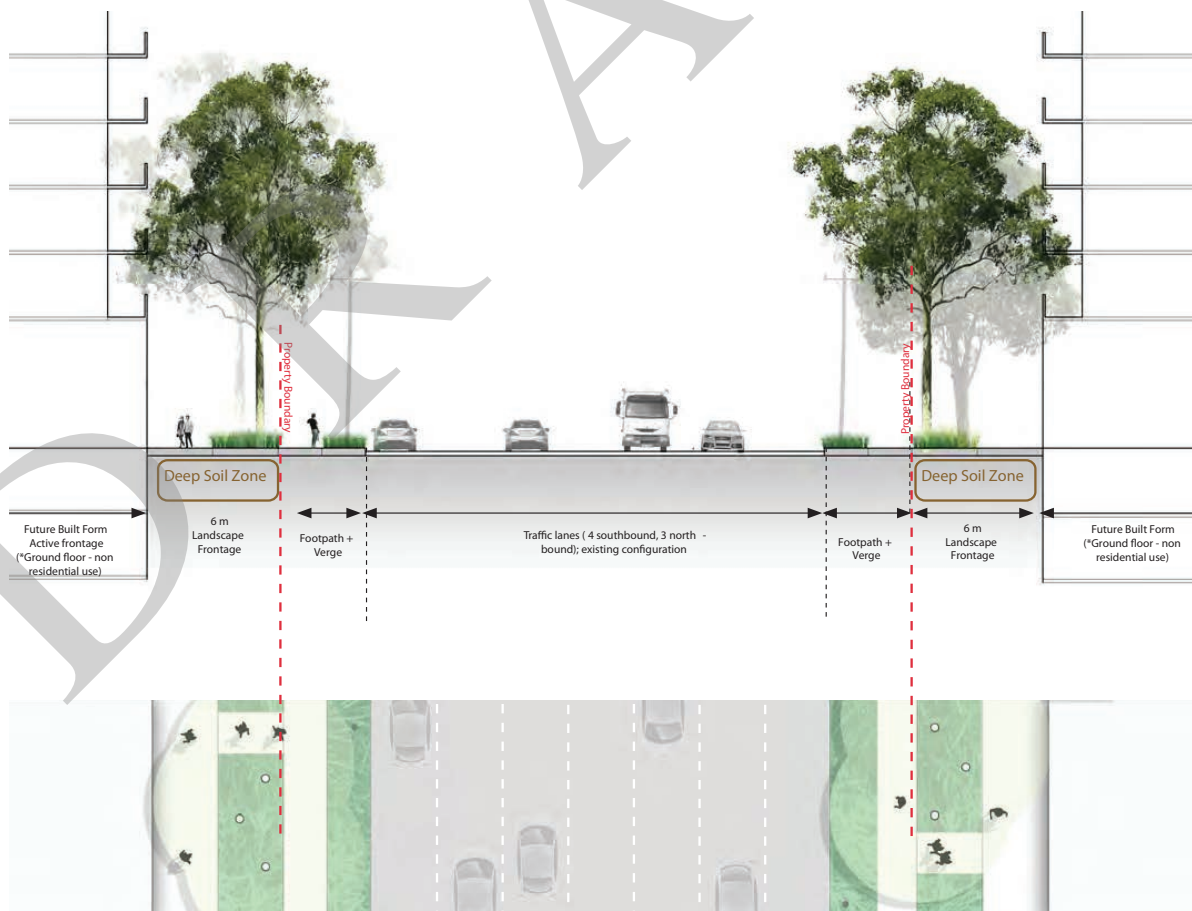
Controls

Princes Highway - Continuous

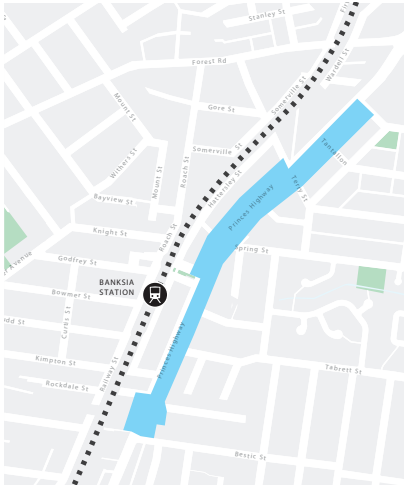
- 1. In areas identified in Built Form Plan, a continuous 6m deep soil landscape setback is required. Setback areas are to:
 - a. Retain existing trees
 - b. Provide new large trees to be planted away from power lines.
- 2. Within the street reserve, the existing footpaths are to be retained and verge planting added.
- 3. An additional footpath adjacent to retail and ground floor uses is to be provided.
- 4. Existing overhead power lines are to be undergrounded as each site is redeveloped.



Princes Highway - Continuous



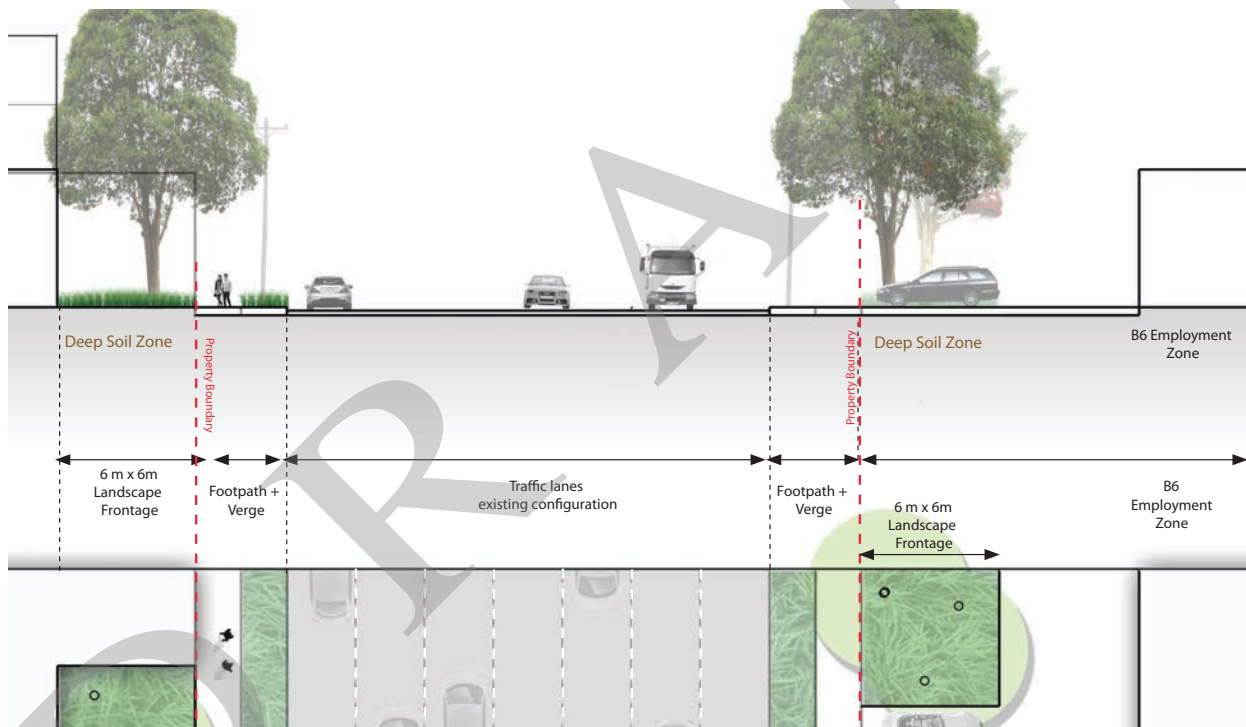
Indicative Street Section: Princes Highway - Continuous



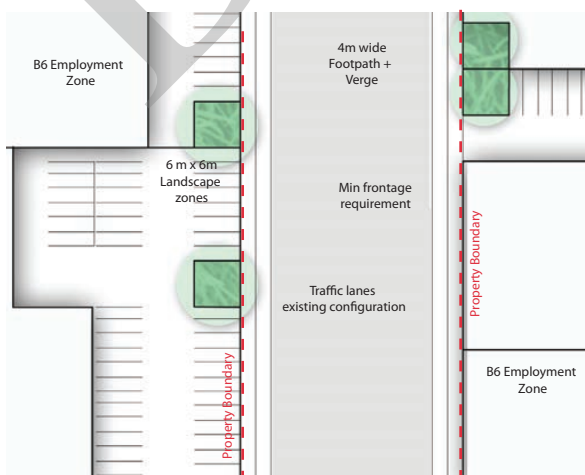
Princes Highway - Intermittent

Princes Highway - Intermittent

1. Where there are B6 zones, retail frontages with on-grade parking adjacent to the highway are to provide consolidated tree planting zones on private land. Consolidated tree planting zones are to satisfy the following criteria:
 - a. A minimum requirement of one consolidated planting zone per 20m of street frontage.
 - b. Minimum 6 x 6 metre deep soil zones along the Princes Highway frontage
 - c. Provision of large trees (15m high or larger)
 - d. Provision of under storey planting in garden zones
 - e. Provision of WSUD treatment gardens in deep soil zones.
2. Existing overhead power lines are to be undergrounded as each site is redeveloped.



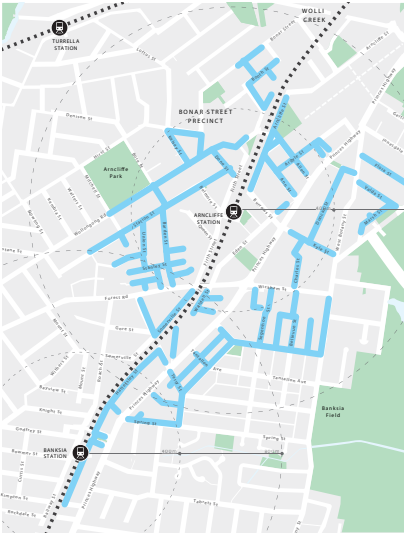
Indicative Street Section: Princes Highway - Intermittent



Indicative Street Plan: Princes Highway - Intermittent

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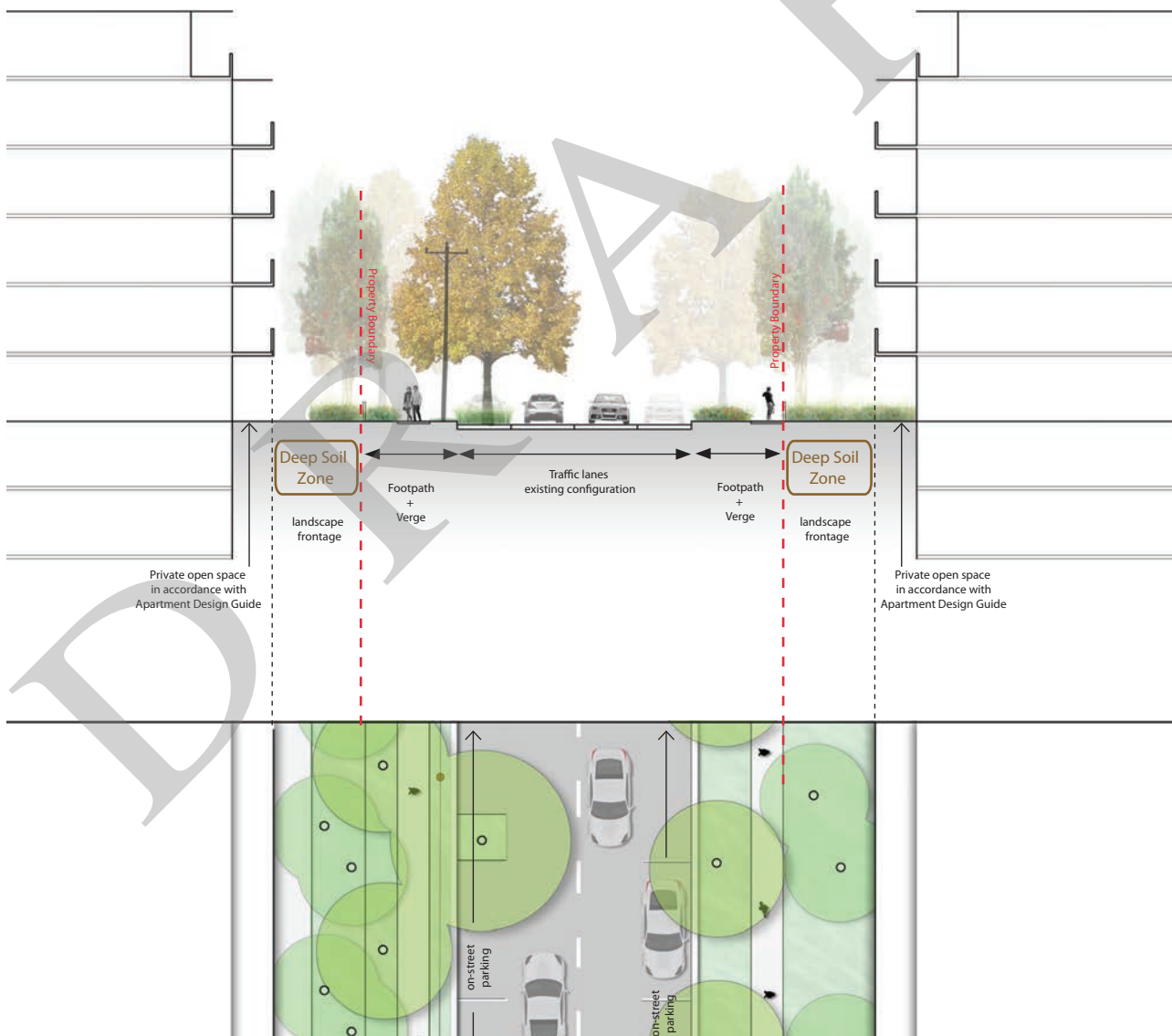


Residential Street Landscape Setback

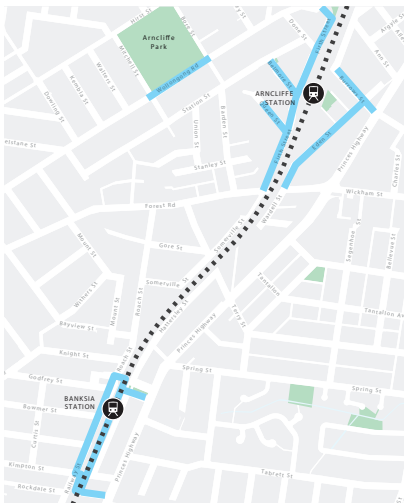
Residential Streets

Improvements to existing residential streets through increased canopy cover will be delivered through the development process.

1. Any new development located in the areas identified in the Residential Street Landscape Setback is to provide:
 - a. A setback that is consistent with the prevailing setback along the street. A minimum 3m of this setback is to be landscaped
 - b. Additional street tree planting to street verges
 - c. Gardens with low shrubs and groundcovers rather than lawn verges
 - d. Integration and provision of rain gardens within landscape areas.
2. Existing overhead power lines are to be undergrounded as each site is redeveloped.



Indicative Street Section: Princes Highway Residential Streets

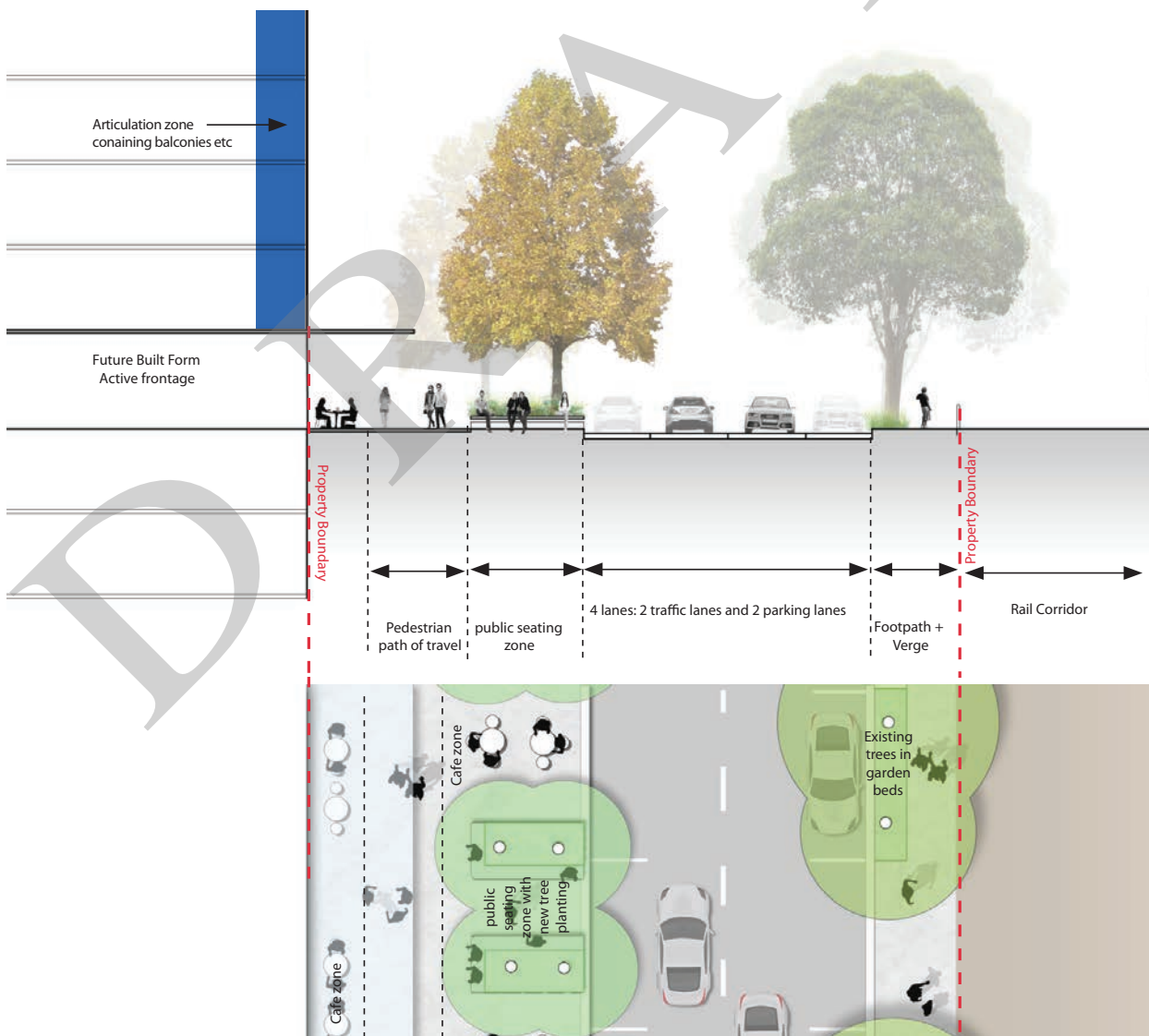


Retail Street Landscape Setback

Retail Streets

Streets in the Arncliffe Town Centre such as Firth Street and Eden Street as well Railway Street and Hattersley Street in the Banksia Town Centre are to be improved through increased and well thought-out landscaping.

1. New development in areas identified by the Retail Streets Landscape Setback are to provide:
 - a. Provide for the retention of existing large scale trees located in street reserves or setbacks or along the rail corridor
 - b. Where appropriate, expanded footpath zones for informal gathering, seating and outdoor dining
 - c. Additional tree planting to provide shade and seasonal colour
 - d. Opportunities for new rain gardens that can filter street runoff
 - e. New streetscape elements including furniture and improved pedestrian lighting in accordance with Council requirements.
2. Existing overhead power lines are to be undergrounded as each site is redeveloped.



Indicative Street Section: Princes Highway Residential Streets